138.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,374,800 / 1,374,800
					USE VALUE:	1,374,800 / 1,374,800
					ASSESSED:	1,374,800 / 1,374,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLIFFORD BRUCE F
Owner 2:	CLIFFORD MICHELE
Owner 3:	
Street 1:	36 PLEASANT VIEW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLIFFORD BRUCE F -
Owner 2:	-
Street 1:	36 PLEASANT VIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,545 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1937, having primarily Clapboard Exterior and 3227 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10545.000	712,100		662,700	1,374,800
Total Card	0.242	712,100		662,700	1,374,800
Total Parcel	0.242	712,100		662,700	1,374,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.03 | /Parcel: 426.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88657
GIS Ref:
GIS Ref:
Insp Date: 09/01/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	712,100	0	10,545.	662,700	1,374,800	1,374,800	Year End Roll	12/18/2019
2019	101	FV	534,200	0	10,545.	699,500	1,233,700	1,233,700	Year End Roll	1/3/2019
2018	101	FV	534,200	0	10,545.	515,400	1,049,600	1,049,600	Year End Roll	12/20/2017
2017	101	FV	534,200	0	10,545.	493,400	1,027,600	1,027,600	Year End Roll	1/3/2017
2016	101	FV	534,200	0	10,545.	456,500	990,700	990,700	Year End	1/4/2016
2015	101	FV	468,400	0	10,545.	382,900	851,300	851,300	Year End Roll	12/11/2014
2014	101	FV	468,400	0	10,545.	374,100	842,500	842,500	Year End Roll	12/16/2013
2013	101	FV	468,400	0	10,545.	356,400	824,800	824,800		12/13/2012

!10687!

PRINT

Date	Time
12/11/20	00:58:12

LAST REV

Date	Time
03/23/18	09:58:05
apro	
10687	

USER DEFINED

Prior Id # 1:	88657
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLIFFORD BRUCE	39016-69		5/1/2003	Family	1	No	No		
PHISTER EUNICE	26373-5		6/3/1996		285,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2000	276	Dormers	6,600	C				ADD 4 GABLE DORMER
11/4/1998	761	Manual	5,000					CLAPBOARD EXTERIOR
2/22/1920	359		25,000					EXTEND KIT/NEW GAR

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
3/5/1998		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10545		Sq. Ft.	Site		0	90.	0.70	10									662,712						662,700	

Total AC/HA: 0.24208 | Total SF/SM: 10545 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 662,712 | Spl Credit | Total: 662,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97537959
Const Adj.:	0.99989998
Adj $ / SQ:	121.910
Other Features:	143000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746392
Depreciation:	34334
Depreciated Total:	712058

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

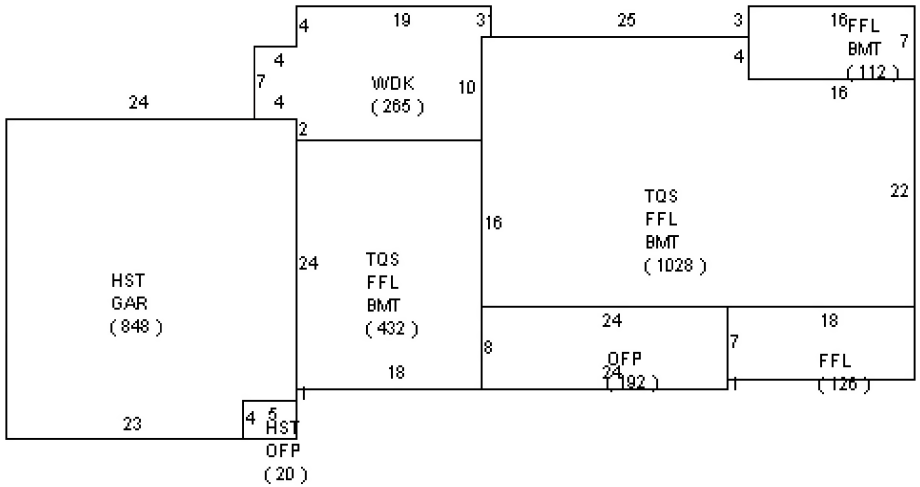
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.51
Special Features:	0	Val/Su Net:	116.28
Final Total:	712100	Val/Su SzAd	220.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,698	121.910	207,004
BMT	Basement	1,572	36.570	57,493
TQS	3/4 Story	1,095	121.910	133,492
GAR	Garage	848	17.950	15,218
HST	Half Story	434	121.910	52,909
WDK	Deck	265	9.770	2,590
OFP	Open Porch	212	24.280	5,147
	Net Sketched Area:	6,124	Total:	473,853
Size Ad	3227	Gross Are	6923	FinArea 3227

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X6	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	